DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 14-141868-LO

Project Name/Address:

Planner: Michael Paine

Phone Number: 425-452-2739

Minimum Comment Period: November 13, 2014

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☐ Plans
☒ Other: Critical Area Report

OTHERS TO RECEIVE THIS DOCUMENT:
☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

City of Bellevue Submittal Requirements | **27a**

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Eric and Kim Moen

Proponent: Finch Design & Production, Inc.

Contact Person: Andrew Finch
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 5927 Atlas Place SW, Seattle, WA 98136

Phone: 206.633.1333

Proposal Title: The Moen Residence

Proposal Location: 1650 W Lake Sammamish Parkway NE, Bellevue, WA (on Mallard Lane, a private way)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Demolish existing single-family residence; construct new single-family residence.
2. Acreage of site: 0.32
3. Number of dwelling units/buildings to be demolished: 1 Dwelling Unit
4. Number of dwelling units/buildings to be constructed: 1 Dwelling Unit
5. Square footage of buildings to be demolished: +/- 511 sf, habitable, plus covered porch and carport
6. Square footage of buildings to be constructed: 4,723 sf, including attached garage
7. Quantity of earth movement (in cubic yards): 147 cu yds cut, 275 cu yds fill
8. Proposed land use: Single-family residence
9. Design features, including building height, number of stories and proposed exterior materials:
   Three-story residence with attached single-story garage, joined by a two-story volume containing mechanical and entry spaces. Major materials include corrugated steel siding, cement fiberboard siding, and metal roofing.
10. Other
    Site work includes new parking area, planters and stairs, a fire pit feature, and landscaping/mitigation plantings.

Estimated date of completion of the proposal or timing of phasing:

Construction duration estimated to be approx. 12 months after permit issuance (anticipated late spring 2015).

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geo-technical report, prepared by Geotech Consultants Inc., dated September 15, 2014.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

The adjacent property owners directly to the south are preparing re-development plans for their property, to include demolition of existing house and construction of a new single-family residence.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Land Use Permit (File Number 14-133695-DC), Building Permit, Clearing and Grading Permit.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☑ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

Approx. 50%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soft organic silt to a depth of 6', with loose silty sand and gravel below that to a depth of 15'.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approx. 147 cubic yards cut required to create level, cleared areas for garage and main house slabs on grade. Approx. 275 cubic yards fill required to create level parking pad in front of garage and fill under eastern portion of garage slab, as well as grading modifications at south side yard between house and south property line.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion will be controlled by silt fences between excavated area and critical area buffer.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approx. 44% of the site will be covered by impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion will be controlled by silt fencing along the north and south property lines adjacent to excavated areas, and at the eastern edge of the excavated area, between the excavated area and the shorelines critical area buffer.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minor quantities of dust will be created by demolition of the existing cottage, to be controlled by wetting the house and construction debris as demolition occurs. Minor quantities of dust will be created during initial excavation.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Wetting of house during demolition as described above.

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The eastern edge of the property abuts and extends into Lake Sammamish.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Excavation and construction will generally occur within 25' to 115' of the OHWM. Landscaping and site mitigation will occur from the OHWM to approx. 200' from the OHWM. See attached plans.

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No dredging or fill is proposed within Lake Sammamish or the 25' shoreline critical area buffer.

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The current cottage draws domestic and site irrigation water from Lake Sammamish. The proposed house will draw domestic water from the city water main under W Lake Sammamish Parkway, (new service to be installed), but will continue to draw site irrigation water from Lake Sammamish.

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Landscaping/mitigation planting is proposed within the 100-year floodplain. See attached plans.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface waters.

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No ground water will be withdrawn, nor will water be discharged to ground water.

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The site is served by the City of Bellevue sanitary sewer, so no waste material other than stormwater will be discharged into the ground.

c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be collected from the roofs by gutters and roof drains, and will be directed away from building footings to a location approved by the City of Bellevue. Storm water intercepted by the trench drain at the driveway will be tight-lined to a location approved by the City of Bellevue.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

None anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Extensive landscaping and mitigation plantings are proposed for the steep slope areas, and for the shorelines critical area buffer, as well as the area between the house and the shorelines critical area buffer. The landscaping will serve to minimize ground water runoff to the lake.

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [ ] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Existing non-native plants throughout the site, particularly at the steep slopes, will be removed as part of the proposed landscaping and mitigation plan. Two significant trees, a 48" caliper maple and a 14" caliper deciduous tree, will also be removed.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Extensive landscaping and mitigation will be installed as part of the proposed landscaping and mitigation plan. Mitigation plantings will feature use of native plant species.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☑ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☑ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

Proposed planting of native species at the steep slopes and shoreline critical area buffer will benefit wildlife.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas as supplied by City utility companies, for residential use.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No impacts anticipated.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Minimal glazing to south and west. Large overhangs at east- and west-facing windows.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards anticipated.

(1) Describe special emergency services that might be required.

None anticipated.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None proposed, other than standard good construction practices and conformance with regulations for control of stormwater run-off.

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Minor noise generated by traffic along nearby West Lake Sammamish Parkway.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical construction noise generated by demolition, excavation, and construction for duration of project, mostly occuring in early stages of project. Construction anticipated to occur during normal weekday working hours of 8 am to 5 pm.

(3) Proposed measures to reduce or control noise impacts, if any:

Limit construction hours and days to those permitted by City ordinance.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Single-family residential use on site, and at adjacent properties to north and south.

b. Has the site been used for agriculture? If so, describe.

Not in recent history; existing house has been on site for 50+ years.

c. Describe any structures on the site.

Existing house is a small , single-story lake-front cottage of approx. 500 square feet, with an attached covered carport and a wooden deck. There is a small foundation for a greenhouse that was formerly on site.

d. Will any structures be demolished? If so, what?

All existing structures will be demolished - house, carport, deck, and foundation for greenhouse.

e. What is the current zoning classification of the site?

R-2.5, Single Family Residential

f. What is the current comprehensive plan designation of the site?

SF-M, Single Family Residential, Medium Density

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline Overlay District

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Shorelines critical area buffer and setback, and two steep slopes with buffers and setbacks.

i. Approximately how many people would reside or work in the completed project?

Two full-time residents.

j. Approximately how many people would the completed project displace?

None; the existing cottage is not occupied at this time.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed single-family residence is compatible with adjacent single-family residential uses.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Proposal is for one single-family residence for owner-occupants.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Proposed development will replace one single-family residence on the site.

c. Proposed measures to reduce or control housing impacts, if any:

None proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approx. 36'-9" at high point of roof to adjacent grade; approx. 40'-0" to top of chimney cap.

b. What views in the immediate vicinity would be altered or obstructed?

No additional obstruction, as landscaping currently blocks views of water from the private access road.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Installation of landscaping per proposed plans.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Potential for early-morning reflections/glare from east-facing windows.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated to be a hazard, or to interfere with views, as the primary views are toward the east.

c. What existing off-site sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light or glare impacts, if any:

None proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Boating, fishing, and swimming on Lake Sammamish.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Project will not result in any displacement of recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known.

c. Proposed measures to reduce or control impacts, if any:

None proposed.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Private road "Mallard Lane" gives access to West Lake Sammamish Parkway NE.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, nearest bus stop is at W. Lake Sammamish Pkwy NE and NE 15th Pl, less than 1/4 mile away.

c. How many parking spaces would be completed project have? How many would the project eliminate?

Completed project will have two parking spaces; no spaces are eliminated by proposal.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

None required.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Project is not immediately adjacent to water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Standard residential usage (2-4 round trips per day at variable times, including commuter hours).

g. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No additional need for public services is anticipated.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable tv/internet.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Project will require same utility services currently available on site.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Date Submitted.....9.20.14.....

ATTACHMENTS TO SEPA CHECKLIST

Project Name:	The Moen Residence
Project Tracking Number:	14-133695-DC
Site Address:	1650 West Lake Sammamish Parkway NE
	Bellevue, WA 98008

LEGAL DESCRIPTION

Lot B, City of Bellevue Short Plat No. 75-11, recorded under Recording No. 7509220481, Records of King County, Washington; situate in the County of King, State of Washington.

ACCESS EASEMENT

Reciprocal Driveway Easement Agreement, recorded under Recording No. 20140527000731, Records of King County, Washington; situate in the County of King, State of Washington.

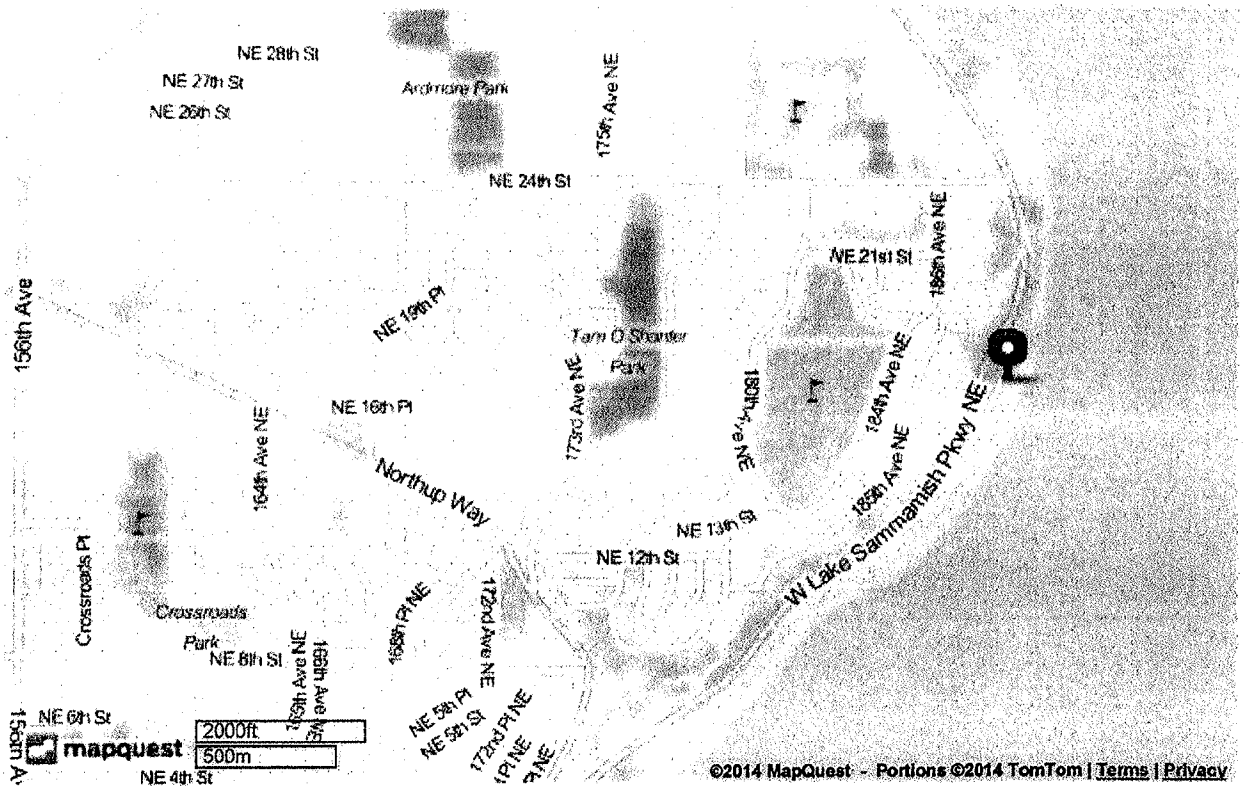
Notes

mapquest

Map of:

1650 W Lake Sammamish Pkwy Ne

Bellevue, WA 98008-3332



CRITICAL AREAS REPORT – THE MOEN RESIDENCE

Project Tracking Number:	14-133695
Site Address:	1650 West Lake Sammamish Parkway NE Bellevue, WA 98008
Property Owners:	Eric and Kim Moen
Architect:	Andrew Finch, Finch Design & Production 5927 Atlas Pl SW Seattle, WA 98136 206-633-1333 andrew@finchlikethebird.com
Date:	September 23, 2014

TABLE OF CONTENTS – CRITICAL AREAS REPORT:

F. Appendix - Site Documentation
    1. Aerial Site Photo
    2. Site Photos

ACCOMPANYING DRAWING SUBMITTAL:

(All drawings are by Finch Production & Design, dated September 23, 2014, unless noted otherwise).

1. Cover Sheet
2. Topographic & Steep Slope Survey, Crones Land Surveyors, 8/25/14 revision
3. L1, Landscape Mitigation and Erosion Control Plan, Williamson Landscape Architecture, revision date September 26, 2014
4. L2, Landscape Planting Plan and Shoreline Mitigation, Williamson Landscape Architecture, revision date September 26, 2014
5. A1.0, Site Plan
6. A1.01, Code Analysis
7. A1.1, Lower Floor Plan
8. A1.2, Main Floor Plan
9. A1.3, Upper Floor Plan
10. A1.4, Roof Plan
11. A2.0, Exterior Elevations
12. A2.1, Exterior Elevations
13. A2.2, Exterior Elevations
14. A2.3, Exterior Elevations
15. A4.0, Building Sections
16. A4.1, Building Sections
17. A4.2, Building Sections

A. PROPOSAL OUTLINE

The Owners of the property located at 1650 West Lake Sammamish Parkway NE propose to demolish an existing single-family residence occupying the site, and to construct a new single-family home which they will occupy as their primary residence.

The subject site, which abuts Mallard Lane at its western end and Lake Sammamish at its eastern end, lies within the Shoreline Overlay District. It also contains two steep slope critical areas at its western end. The site is encumbered by an access easement for Mallard Lane, a private road that crosses the eastern end of the site. There is also a private access easement for a driveway shared with the adjoining property to the south. The required setbacks for the toe of the steep slope and the shoreline structure setback overlap, leaving only the small footprint of the existing cottage as allowable building area. The constricted size and odd configuration of that footprint are not suitable for the development of a new residence. In addition, the poor quality of construction for the existing structure precludes its rehabilitation.

Utilizing the Critical Areas Report process, the applicant proposes to establish a larger allowable building footprint on the site, utilizing the following:

1. Modification of the Shoreline critical area setback per the procedure outline in LUC 20.25H.115.C.3.a.,
2. Reduction of the required setback from the toe of the steep slope, from 75' to approximately 0'-4".
3. On-site mitigation at the Shoreline Critical Area Buffer and at the Steep Slope Critical Areas, as represented by the attached mitigation plan, to offset the reduction of critical area setbacks, and improve the critical area functions and values beyond their current level of performance.

B. SITE DESCRIPTION, ZONING, AND LAND USE

1. **General Site Configuration and Access:** The property is accessed via Mallard Lane, a private road providing access from West Lake Sammamish Parkway NE to several adjacent properties. The easement for Mallard Lane crosses the property at its western end. In addition, there is an access easement for a shared driveway at the southwestern portion of the site, providing access to the subject property as well as the neighbor to the south . The eastern end of the site abuts and extends into Lake Sammamish. The property is approximately 230 feet long by 60 feet wide.

2. **Existing Development:** The existing development on the property consists of a roughly 511 square foot cottage built in 1943, containing a single bedroom and a single bathroom, with an attached, covered carport. The low profile and simple design suggest that it was likely constructed as an unheated, seasonal cottage, and later winterized for year-round occupancy. There is an attached wood deck and terraced steps on the eastern side of the house which will

be removed concurrent with the demolition of the house. There is an existing greenhouse west of the house which will also be removed. The previous property Owners constructed a new dock on Lake Sammamish in 2013 that will remain.

3. **Extant Landscaping:** The eastern portion of the site, occupied by the house and adjacent to the lake, is composed of lawn area and ornamental planting beds. Mitigation landscaping was installed in a roughly 10-foot wide band adjacent to the Ordinary High Water Line in 2013, as part of work required for the installation of a dock by the previous property owners. That landscaping has suffered damage due to winter storms and wave action. A proposed re-design of this area is included as part of this proposal. The western portion of the site, where the two steep slope areas are located, has two significant trees which will require removal for the planned development. Other landscaping in this area is of marginal quality, including non-native and invasive species. Invasive species present on the site include Himalayan Blackberry, Old Man's Beard, and English Ivy. Removal of invasive, non-native species is proposed on the attached landscape drawings. Reference is also made to the site evaluation notes and recommendations contained in a letter by landscape architect Bill Williamson, dated September 24, 2014.

4. **Habitat for Species of Local Importance:** The site does not feature any of the recognized types of protected habitats for species of local importance, (ponds, concentrations of dead trees, caves and roosting structures, or large stands of conifers).

5. **Zoning and Land Use:** The property is zoned R-2.5, single family residential. The property has a Comprehensive Plan Land Use Designation of SF-M, Single Family Medium Density. The proposed house and improvements are consistent with allowed uses in this zone and with this land use designation.

6. **Critical Areas:**

    a. Shoreline Overlay District: The property abuts and extends into Lake Sammamish at its eastern end.
    b. Geologic Hazard (Steep Slope): The survey identifies three steep slope areas, only two of which – Steep Slope #1 and Steep Slope #2 - represent critical areas as defined by the City of Bellevue. Steep Slope #3 is mostly separated from Steep Slope #2 by intervening terrain, and does not constitute a 10' rise in elevation, nor does it exceed 1,000 s.f. in area.

C. PROPOSAL DESCRIPTION

1. **Site Planning:** Access to the property was pre-determined, given that there has historically been a shared access agreement with the adjoining property to the immediate south to jointly use an existing driveway that negotiates the steep slope between Mallard Lane and the more level areas of the site where the two existing cottages are located. The previously-existing access agreement was recently renegotiated between the two property owners in anticipation of redevelopment of each property by its respective landowner. A copy of that revised

agreement is included with the submitted materials. The site access occurs roughly at the mid-point of the southern property line, just east of the toes of Steep Slope #1 and Steep Slope #2. The location of the two Steep Slope Critical Areas at the western third of the site precludes development in that area, and none is proposed for that portion of the site. The location of the Shorelines Critical Area and its associated buffer and structure setback at the eastern end of the site preclude building development at the eastern end of the site. Roughly the middle third of the site remains for consideration as building footprint, provided relief is granted from the required 75' Critical Area Setback at the Toe of Slope. Otherwise, development would be limited to the rather awkward 500 s.f. footprint of the existing cottage. A parking pad/turn-around area is proposed immediately adjacent to the site access point. Pedestrian circulation on the site is accomplished by a staircase running east-west, parallel to the south wall of the house. Mitigation plantings are proposed adjacent to the garage, and within the the 25' width of the Shorelines Critical Area Buffer. A paved pathway is proposed with the buffer to allow access to the existing dock constructed in 2013. A fire pit and seating area are proposed landward of the modified Shorelines Critical Area Structure Setback.

2. **Proposed Building Design:** The proposed design of the house has been planned to make the most efficient use of site area possible within the relatively confined area available. The other primary design goal was to reduce the apparent visual mass of the building by articulating its components into three sections of varying height, that step down the slope of the site in a tiered fashion. Care has been taken to ensure that the proposed design fits within the available height envelope determined by the prescriptive regulations for the Shorelines Overlay District. A one-story attached garage, providing two automobile parking spaces and one boat storage space, is proposed immediately adjacent to the parking pad. An intermediate volume, consisting of a subterranean mechanical room and a mid-level entry, mediates between the garage and the mass of the house. The remaining habitable portions of the house are arranged within a three-story volume oriented in the north-south direction to maximize exposure to and views of the lake from within the home. There are cantilevered decks off the east face of the house at the main level and at the upper level of the home.

3. **Impact to Critical Areas:** Care has been taken to minimize impact on and encroachment into the steep slope and shorelines critical areas. The entire house and garage will be built on grade beams and piles, which will reduce the amount of excavation that would have been required for traditional footings. The footprint of the garage is located so that minimal disturbance to Steep Slope #1 is anticipated in order to place the piles and grade beams. In addition, its eastern wall will function as a surge barrier to limit and retain any soil movement that may occur at Steep Slope #1. The eastern face of the main three-story volume of the house is held back approximately 11'-6" at the southeast corner, and approximately 16'-0" at the northeast corner, from the allowable limit of the modified Shorelines Critical Area Setback, to reduce excavation impacts in this area, and to increase open area at grade adjacent to the shoreline buffer. The cantilevered deck which is proposed for the east face of the house minimizes excavation impacts near the modified setback, and allows for unobstructed views at ground level along the shoreline from adjacent properties.

4. **Design Alternatives Considered:** Due to the geometry of the site, the location of critical areas, and the pre-determined location of site access due to the shared driveway and access easement, available design alternatives were limited to two. The first alternative would have been to incorporate all program areas, (garage and house), into a rectangular, 3-story volume oriented east-west along the north property line. The orientation of most rooms would have been to the adjacent northern property or toward the adjacent southern property, with only the end rooms having views of or exposure to the lake and shoreline. That alternative offered little potential for modulating the mass of the building to make a pleasing fit with the site. The proposed design allowed for a better modulation of building mass, as well as a better configuration of building mass with respect to the sloped nature of the site. In addition, it allowed for optimization of orientation of the interior spaces toward the shoreline and the lake. Placement of habitable spaces in a three-story structure rather than a two-story structure has resulted in meeting the Owner's program for living spaces, while reducing the resulting footprint that would have been required for a two-story structure of similar square footage.

D. CONSISTENCY WITH LAND USE CODE REQUIREMENTS

As noted above, this is a site with a large number of competing constraints, due to multiple access easements, the Shoreline critical area, and the two steep slope areas on site. The net result of the various easements, critical area buffers and critical area structure setbacks is a site with no buildable land area, save the footprint of the extant (tiny) cottage on the site.

1. **Dimensional Requirements per R-2.5 Zoning:**

	Required	**Proposed / Existing**
a. Front Yard[1]	20' Required	67'-10" ±
b. Rear Yard[2]	25'-0" Required	27'-9" ±
c. Side Yard	5'-0" Required	6'-0" at north yard 9'-0" at south yard
d. Combined Side Yards	15'-0"	15'-0"
e. Minimum Lot Area[3]	13,500 sf	10,840 sf
f. Maximum Dwelling Units per Acre:	(1) allowed	(1) proposed
g. Minimum width of street frontage:	30'	60'
h. Minimum width of lot:[4]	80'	60'[4]
i. Minimum depth of lot:	80'	225.66' at south line 234.18' at north line

j.	Maximum Building Height:	35’ [5] 30’ [6]	34’-4 ¾”[7] 29’-10 7/8”[7]
k.	Maximum Lot Coverage by Structures[8]	35 %	30.9 %
l.	Maximum Impervious Surface	50 %	44.4 %
m.	Minimum Greenscape % of Front Yard[9]	50 %	75 %
n.	Tree Retention	30 %	27.9 %[10]

Footnotes:

[1] Set back from private road access easement, per LUC 20.20.030.D.
[2] Set back from Ordinary High Water Mark; identical to 25’ Critical Area Shoreline Setback.
[3] Reduced by area of flood plain and submerged lands at lake, and private access road. Existing non-conformance established at time of original short plat.
[4] Existing non-conformance established at time of original short plat.
[5] Average existing grade to top of a pitched or flat roof.
[6] Average finished grade to the midpoint of a pitched roof.
[7] Based on preliminary design; to be re-confirmed at time of building permit submittal.
[8] Reduced by area of flood plain and submerged lands, steep slopes, and private road.
[9] Reduced by area of access drive; area of Mallard Lane easement disregarded.
[10] Additional mitigation proposed elsewhere in document.

General Note: Compliance with all dimensional requirements shall be re-confirmed upon completion of architectural design, and by subsequent application for a building permit.

2. Compliance with requirements of LUC 20.25E - Shoreline Overlay District

1. **Shoreline Performance Standards:**
   a. Per requirements of Section 20.25E.080.B.3, the application includes a plan indicating methods of preserving shoreline vegetation, and control of erosion during and following construction.
   b. No work is proposed within the shoreline critical area or critical area buffer, except as indicated on the landscaping plan, and the erosion control plan and mitigation plan.

3. Compliance with requirements of LUC 20.25H – Critical Areas Overlay District

a. **Dimensional Requirements per Shoreline Overlay District:**

		Required	Proposed
1.	Shoreline Critical Area Buffer:	25’	25’
2.	Shoreline Critical Area Structure Setback:	25’	Modified per (4) below

b. Dimensional Requirements per Geologic Hazard Overlay District (Steep Slopes)

		Required	Proposed
1.	Critical Area Buffer at Top of Slope	50’	50’
2.	Critical Area Structure Setback at Top of Slope	None	NA
3.	Critical Area Buffer at Toe of Slope	None	NA
4.	Critical Area Structure Setback at Toe of Slope	75’	0’-4” (approx.)

4. Modification to Critical Area Structure Setback – LUC20.25H.115.C.3.a

Modification of the Critical Area Structure Setback is allowed when existing development on the immediately adjacent properties extends into the required Structure Setback of 25’ from the shoreline critical area buffer, which is the case for the subject property. A line drawn between the portion of each adjacent primary structure that most encroaches into the required structure setback yields the resultant shoreline critical area structure setback for this site, as shown on the site plan. The proposed structure, including a cantilevered terrace at the main floor level, is situated landward of the Modified Critical Area Structure Setback.

5. Performance Standards – Landslide Hazards and Steep Slopes – LUC 20.25H.125

a. *Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography.* **The primary portion of the residence is positioned to take advantage of the flattest part of the existing topography of the site, where the existing cottage is currently located. The garage, which abuts Steep Slope #1, is placed vertically at Elevation 50 in order to minimize excavation adjacent to the steep slope as much as possible. The west wall of the garage will be designed as a retaining wall to allow the retention of the existing grades in that area, and will be designed with additional height to act as a surge barrier to resist potential soil movement. Locating the garage and entry foyer at the mid-level allows for stepping down of the foundation to the lower level, as the natural grade falls toward the lake. Placement of the mechanical room under the entry foyer reduces fill that otherwise would have been required in this area. Some compacted fill will however be necessary under the garage, and in order to construct the parking pad and walkway approach to the entry foyer. The footprint of the house was minimized as much as possible by the design of a three-story structure, which has resulted in a smaller footprint than would be required for a two-story structure of the same program and square footage.**

b. *Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation.* **The garage abuts the lowest portion of the steep slope, but is situated to minimize contact with the steep slope area itself. Excavation at this area will be limited to the trenching necessary to construct the retaining wall at the west wall of the garage. Minor excavation at the bottom of Steep Slope #1 is indicated to facilitate the movement of vehicles into the garage, and to accommodate the movement of vehicles within the shared access easement. Backfilling in this area will restore the natural contour of the land. Vegetation in this area of the site (westward of the garage) is currently comprised of**

invasive and non-native species, and will be improved in its performance characteristics per the accompanying mitigation plans. The primary portion of the residence is placed to coincide with the footprint of the existing house as much as possible, and additional site disturbance within the modified shorelines structure setback is minimized as much as feasible. To this end, the primary exterior living area is located at the main level, a story above grade, and is cantilevered over the topography below, lessening the disturbance to the ground plane in this area, and allowing for increased opportunities for vegetation and improved sightlines along the shoreline for the adjacent properties. The lack of supporting posts will also minimize ground disturbance and visual distraction in this area.

c. *The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties*. **The proposal does not engender any increased risk for adjacent properties. Minimal alterations to grades are proposed along the north property line, where the setback is narrower. In addition, an existing retaining wall roughly parallel with the property line is scheduled to remain. At the south property line, proposed grades at the parking pad and the adjacent exterior stairs have been coordinated with the adjacent neighbors, who are simultaneously developing plans for the redevelopment of their property.**

d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall. **The west wall of the proposed garage will serve to maintain the existing natural slope at the toe of Steep Slope Area #1. The foundation wall along the west wall of the subterranean mechanical room will retain the filled soil necessary to support the garage slab. Along the north property line, the existing grades are being retained with minor modifications. Along the south property line, a proposed stair will act as a retaining system to make the transition in finished grade elevation from the parking area to the natural grade along the south side of the main part of the house.**

e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer. **No new impervious surfaces are proposed within the required buffer at the top of the steep slope critical area. Minor incursion of new impervious surface, amounting to about 40 square feet, is proposed at the very bottom of Steep Slope #1. New impervious surfaces at the shorelines critical area and buffer are limited to a new path to access the dock.**

f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and re-grading should be designed to minimize topographic modification. **As described previously, re-grading at the north side yard is minimal in nature, and conforms fairly closely to the existing grades. At the south side yard, the fill necessary to create a more or less level parking pad in front of the garage will be matched by anticipated development at the adjacent property. The proposed exterior stair will act us a stepped retaining system to form the grade transition from the parking area down to naturally-occurring grades adjacent to the southeast corner of the main residence. Very minimal re-grading is anticipated**

between the east face of the new house and the edge of the critical area buffer. There is no proposed re-grading within the Shorelines Critical Area buffer.

g. *Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately away from the building whenever possible.* **The west wall of the garage serves to retain the toe of Steep Slope Area #1, and to act as a surge barrier in the event of soils movement at the steep slope. The retaining wall at the west wall of the subterranean Mechanical Room will retain the area of structurally-compacted fill at the garage and the parking pad. Because of the shared access easement with the adjoining neighbor to the south, the parking and turn-around area must be built up to approximate elevation 50 to provide access to both parking garages. The site stair system south of the house entry will serve as a terraced retaining feature between the house and the south property line, to make the transition between the raised area of the parking pad and the natural topography south of the primary residence. There are no additional retaining systems proposed separate from the building footprint.**

h. *On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification.* **The proposed structure is configured and located to avoid the area of steep slope in excess of 40 percent.**

i. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types. **The proposed structure is configured and located to avoid the area of steep slope in excess of 40 percent.**

j. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 2025H.210. **The accompanying mitigation plan was developed to address the following issues:**

1. **Reduction of the steep slope setback from the required 75' from toe of slope to less than one foot.**
2. **Minor disturbance to the lowest portion of Steep Slope #1, for excavation and placement of the retaining/catchment wall at the west wall of the garage and the western edge of the driveway approach to the garage.**
3. **The re-design and replacement of previously-planted mitigation along the shoreline, placed to satisfy permit requirements for the construction of a new dock in 2013, which has subsequently suffered wave damage and appears to be failing.**
4. **The replacement of caliper inches to satisfy the requirements for tree retention, due to the removal of two of the three significant trees on the site.**
5. **The replacement of sub-standard, non-native and invasive vegetation at that portion of Steep Slope #1 that will be disturbed by excavation and construction activities.**

6. Consistency with LUC 20.25H.230

"The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part." … "Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involved restoration of degraded conditions in exchange for a reduction in regulated critical area buffer on a site the critical areas report must demonstrate a net increase in certain critical area functions." **With respect to the Steep Slopes, the proposal does not adversely affect slope stability or degrade critical area function. The proposal will in effect improve the critical area function by providing additional protection against soil movement by virtue of the catchment wall at the west side of the garage. The proposed mitigation plantings will offer improved habitat for birds and small wildlife, and increase precipitation interception, increasing slope stability and lessening run-off in the direction of Lake Sammamish. Additional mitigation plantings at the Shorelines Critical Area Buffer will increase soil stability, lessen run-off in the direction of Lake Sammamish, and improve opportunities for wildlife feeding and sheltering within direct proximity to the Lake. These improvements would not take place on this site without the granting of relief from the setback requirement from the toe of the steep slope setback, as development of this site would not be economically feasible if it were limited to the minimal and poorly-configured footprint available under the standard application of development guidelines.**

E. DECISION CRITERIA

1. Critical Areas Report Decision Criteria – LUC 20.25H.255.B

a. *The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions.* **The mitigation plan represents an improvement to the quality and functions of the plantings currently existing at the front yard, at steep slope #1, as well as the shorelines critical area buffer.**
b. *The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code.* **The proposal represents an improvement in critical area functions. The stability of Steep Slope #1 is enhanced by the incorporation of the proposed surge wall at the west wall of the garage, which will restrain any uncontrolled movement of the slope. The proposed re-introduction of a gravel beach at the shoreline will serve to stabilize the floodplain and adjacent slope, and erosion caused by wave action. Additional measures are noted in Part 1.c below.**
c. *The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist.* **The removal of non-native and invasive species**

at the steep slopes, and replacement with native species per the mitigation plan, represent significant improvements to a degraded critical area. The proposed planting of native materials at the shorelines critical area buffer and structure setback to replace the existing grass turf represent improvements in critical area buffer functions, and should result in increased rainwater retention and decreased silting into the lake, as well as improved habitat for shore birds and other lake-associated wildlife. An alternate design for, and re-planting of the 10' swath of land immediately adjacent to the lake in the critical area buffer is also proposed, where mitigation plantings installed pursuant to a 2013 permit for dock construction have failed to take hold and prosper.

d. *The proposal includes a net gain in storm water quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer.* **The proposed restoration plantings at the Shoreline Critical Area Buffer will increase the storm water quality function of the buffer, due to the slowing and lessening of storm water run-off, and the increased filtering capacity of the plantings resulting in less sediment discharge to the lake. Additional proposed plantings outside of the critical areas will also contribute to precipitation interception.**

e. *Adequate resources to ensure completion of any required restoration, mitigation, and monitoring efforts.* **The applicant will perform the restoration and mitigation shown on the mitigation plan, and will comply with reasonable requirements imposed by the City for mitigation/restoration monitoring or performance bonds.**

f. *The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site.* **The proposed development does not create negative impacts to adjacent critical area and critical area buffers.**

g. *The resulting development is compatible with other uses and development in the same land use district.* **The proposed development for an owner-occupied single-family residence is compatible with the surrounding single-family homes in this area.**

2. Critical Area Land Use Permit Decision Criteria – 20.30P.140

a. The proposal obtains all other permits required by the Land Use Code. **Upon approval of the Critical Area Land Use Permit, the applicant will apply for and obtain a building permit and any other associated permits prior to beginning construction.**

b. The proposal utilizes to the maximum extent possible the best available construction, design, and development techniques which result in the least impact on the critical area and critical area buffer. **The proposal has endeavored to minimize the impacts on the steep slope and shoreline critical areas to the maximum extent possible. Placement of the garage was made to minimize impacts upon the Steep Slope critical areas, in plan and section. Placement of the main portion of the residence was made to site it in the flattest part of the site, and with respect to the modified Shorelines Critical Area Structure Setback.**

c. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable. **The proposal has endeavored to meet the performance standards of LUC 20.25H to the greatest extent possible, given the multiple conflicting requirements imposed on the site.**

d. The proposal will be served by adequate public facilities including street, fire protection, and utilities. **The proposed development for a single-family residence, replacing the existing single-family residence on the site, will not impose any additional burden or impact to the provision of City services.**
e. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210. **Mitigation is proposed for the Shoreline Critical Area Buffer, as well as the Steep Slope Critical Areas, as described on the attached mitigation plan.**
f. The proposal complies with other applicable requirements of this code. **The proposal complies with all other applicable requirements of the Land Use Code, and will demonstrate full compliance with all applicable requirements of the land use and building codes at the submission for building permit.**

F. APPENDIX – SITE DOCUMENTATION

1. Aerial Photo of Site (boundaries of site delineated)
2. Photo – Looking west from shoreline (Shorelines Critical Area Buffer and Setback)
3. Photo – Looking north along shoreline (Shorelines Critical Area Buffer and Setback)
4. Photo – Looking northwest from southwest corner of site (Toe of Steep Slope #1)

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

1650 W. Lake Sammamish Parkway NE, Bellevue, WA

Looking west from shoreline

1650 W. Lake Sammamish Parkway NE, Bellevue, WA

Looking North along shoreline

1650 W. Lake Sammamish Parkway NE, Bellevue, WA

Looking Northwest from Southwest corner of site